HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Hamilton and Brantford CMAs

Date Released: May 2016

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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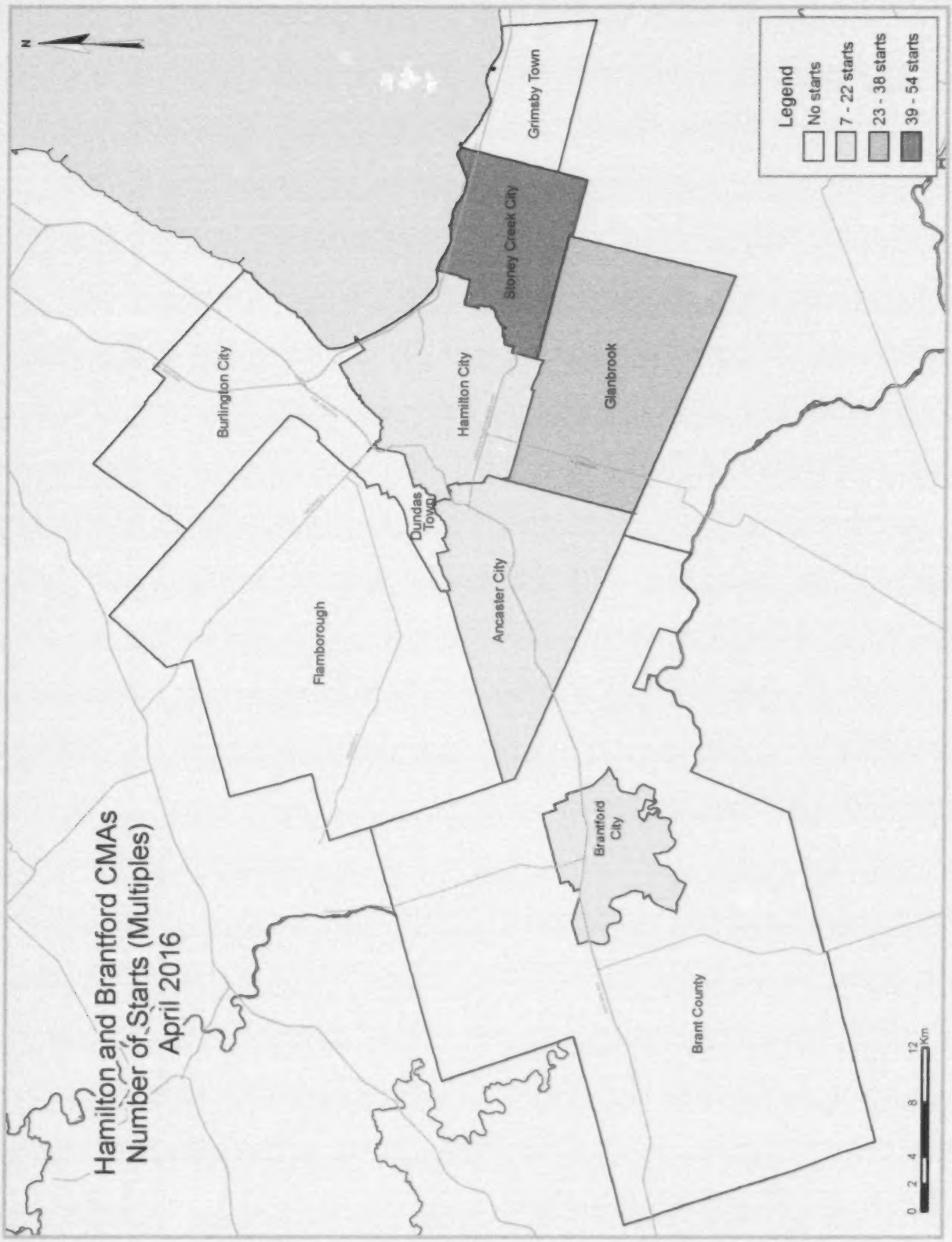
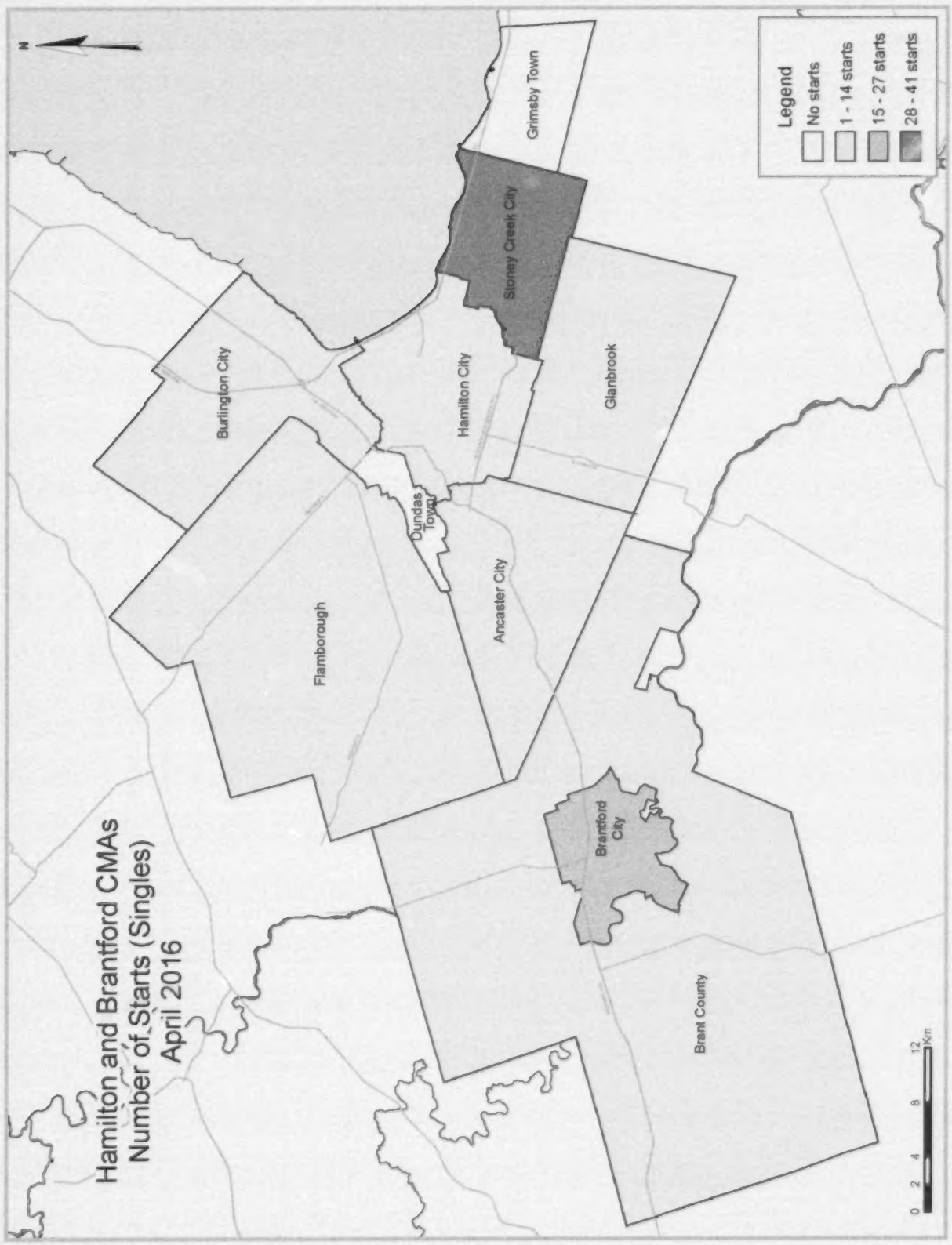
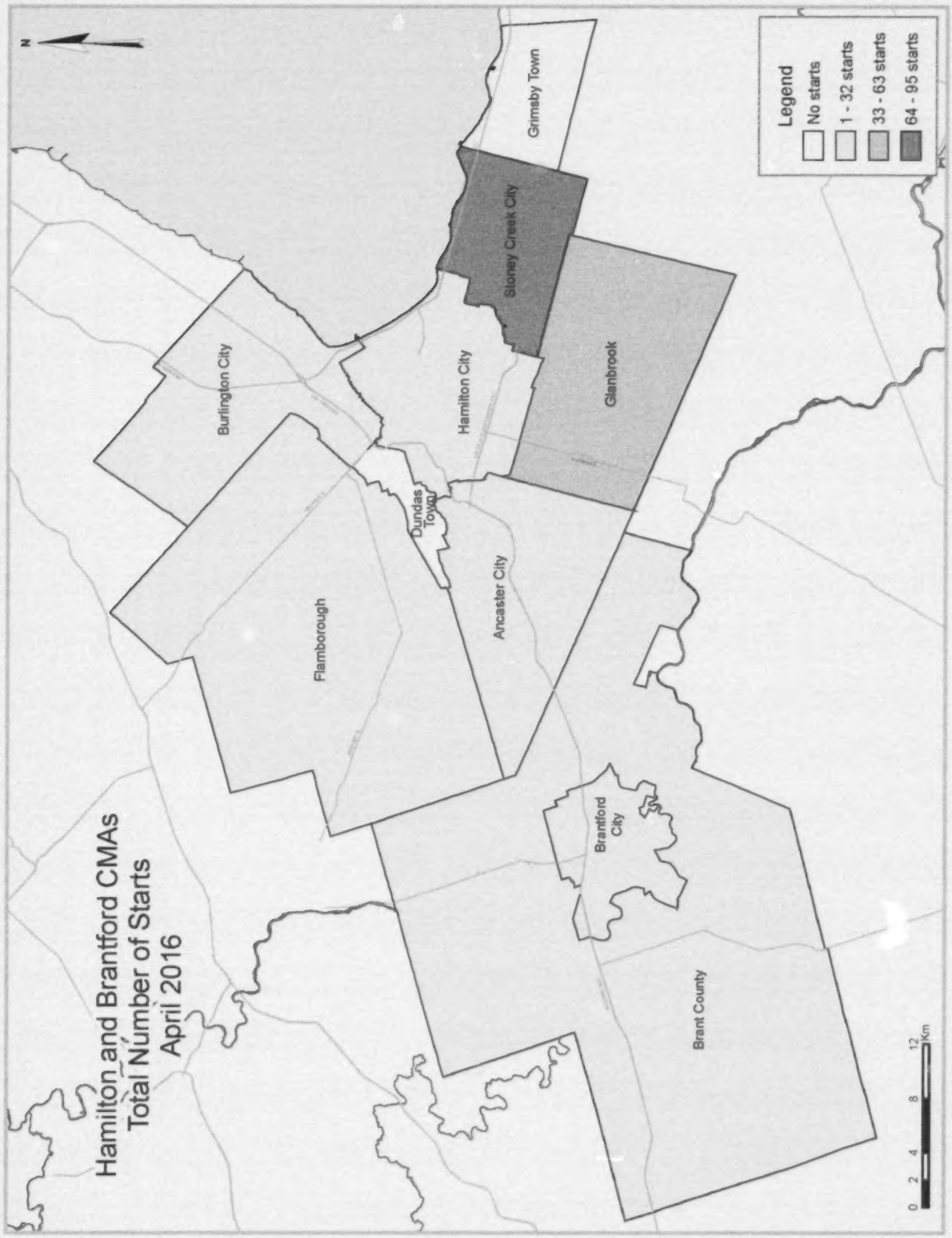
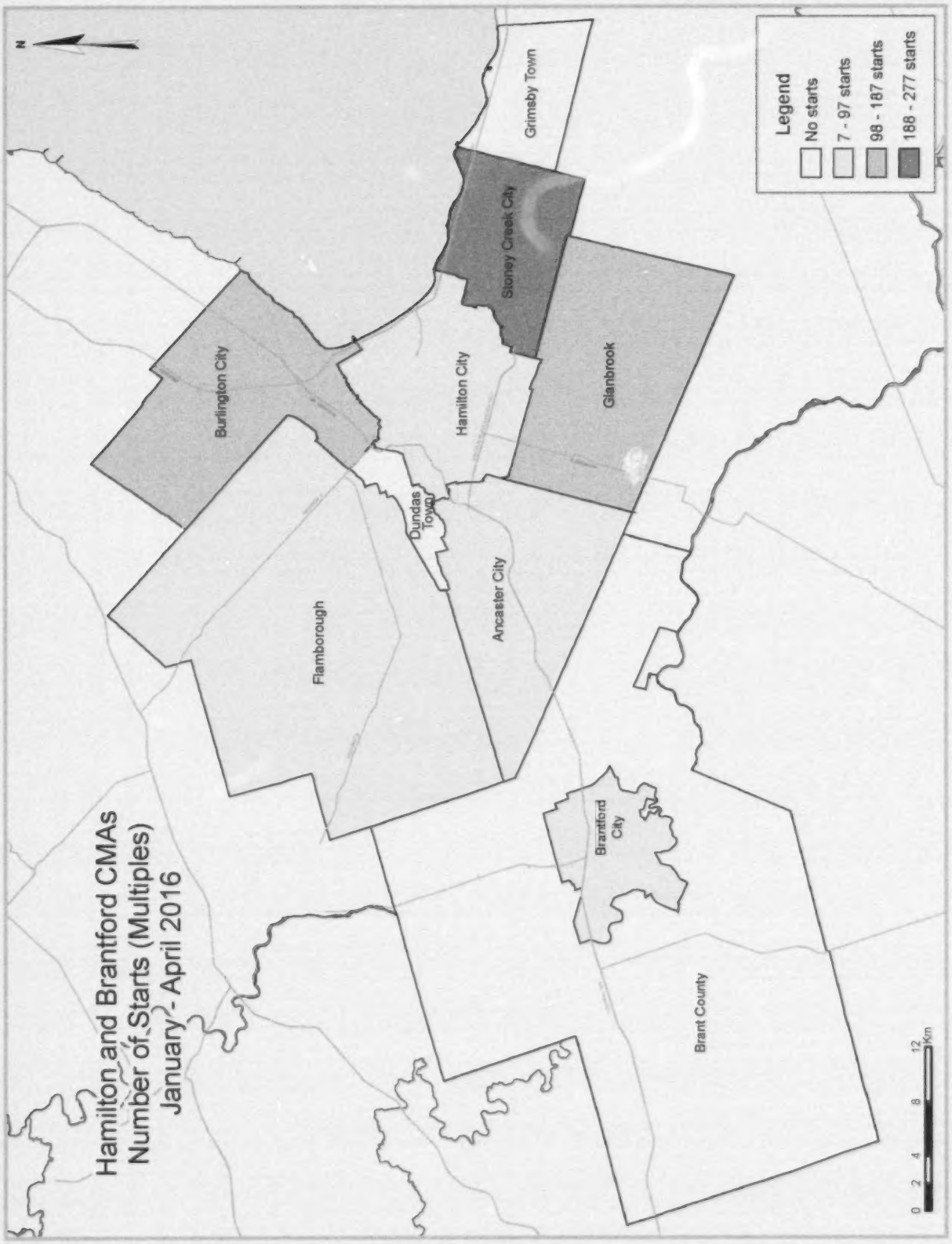
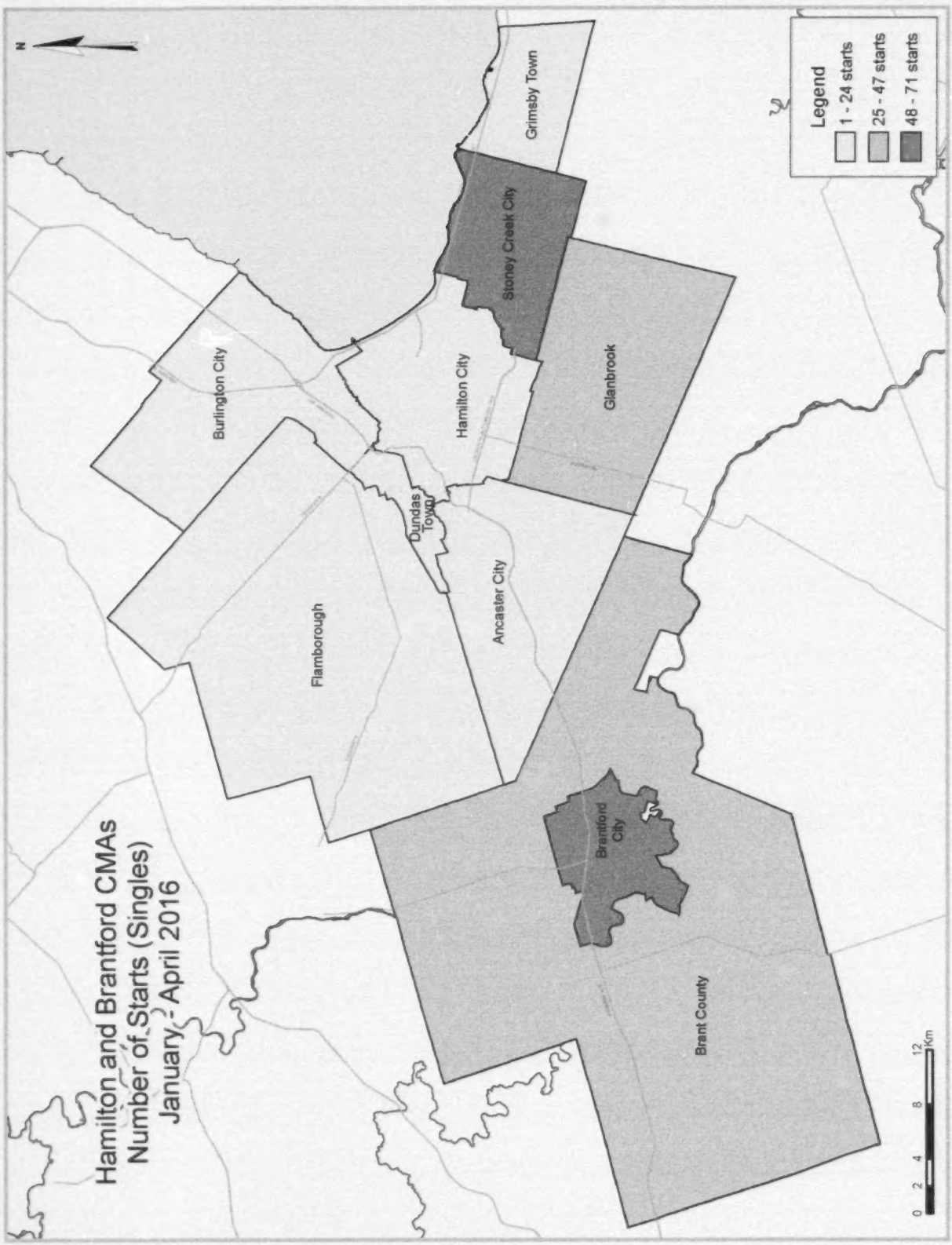
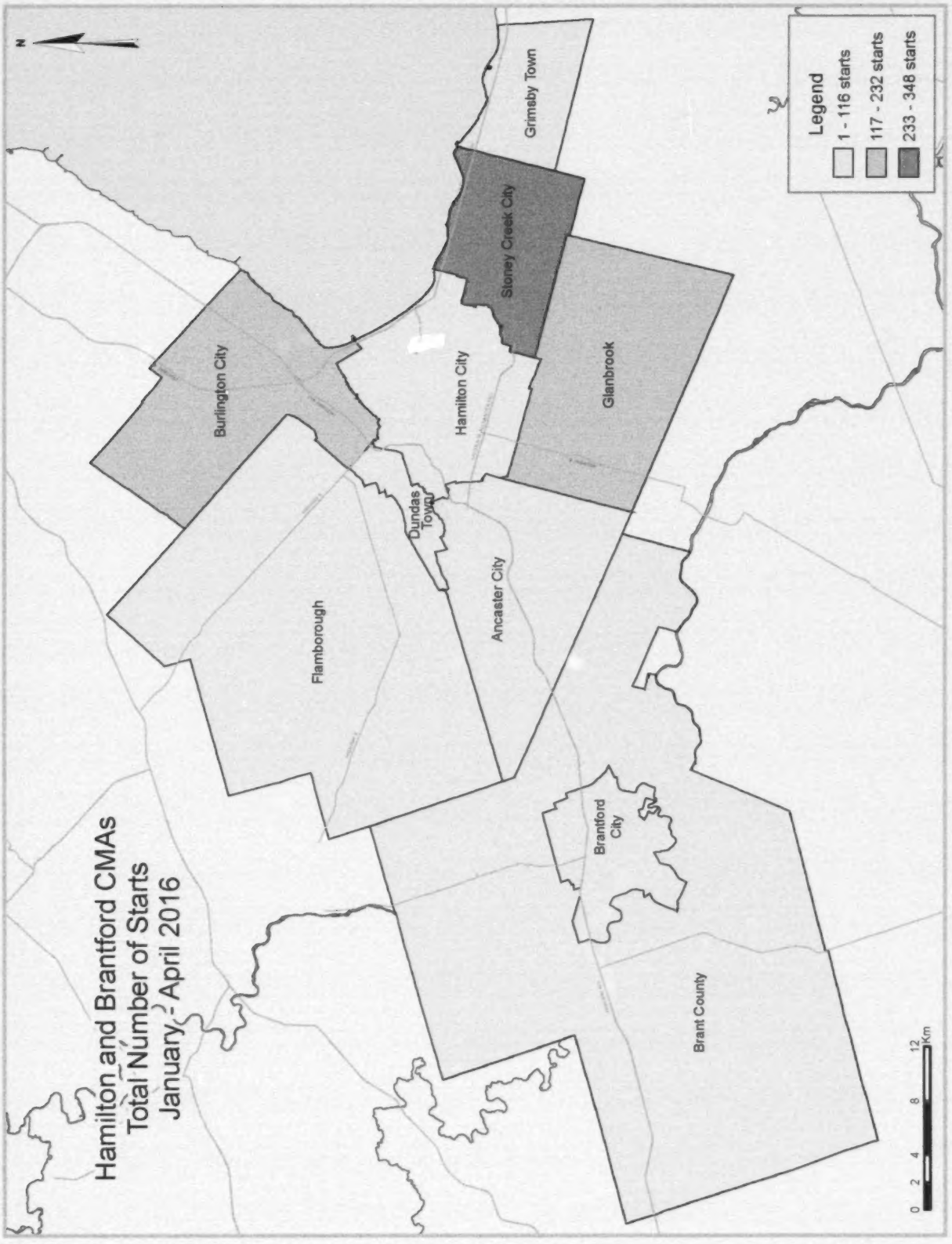

Hamilton and Brantford CMAs
Number of Starts (Multiples)
April 2016
N
Legend
No starts
7 - 22 starts
23 - 38 starts
39 - 54 starts
Grimsby Town
Stoney Creek City
Glanbrook
Hamilton City
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
April 2016
N
Legend
No starts
1 - 14 starts
15 - 27 starts
28 - 41 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
April 2016
N
Legend
No starts
1 - 32 starts
33 - 63 starts
64 - 95 starts
Grimsby Town
Stoney Creek City
Glanbrook
Hamilton City
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - April 2016
N
Legend
No starts
7 - 97 starts
98 - 187 starts
188 - 277 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - April 2016
N
Legend
1 - 24 starts
25 - 47 starts
48 - 71 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
January - April 2016
N
Legend
1 - 116 starts
117 - 232 starts
233 - 348 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) April 2016		
Hamilton CMA[1]	March 2016	April 2016
Trend[2]	2,892	2,531
SAAR	3,981	2,014
	April 2015	April 2016
Actual		
April - Single-Detached	103	70
April - Multiples	8	104
April - Total	111	174
January to April - Single-Detached	236	186
January to April - Multiples	38	624
January to April - Total	274	810

Table 1b: Housing Starts (SAAR and Trend) April 2016		
Brantford CMA[1]	March 2016	April 2016
Trend[2]	674	646
SAAR	438	416
	April 2015	April 2016
Actual		
April - Single-Detached	36	30
April - Multiples	25	7
April - Total	61	37
January to April - Single-Detached	95	84
January to April - Multiples	37	9
January to April - Total	132	93

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Hamilton CMA
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2016	70	56	48	0	0	0	0	0	174
April 2015	103	0	0	0	8	0	0	0	111
% Change	-32.0	n/a	n/a	n/a	-100.0	n/a	n/a	n/a	56.8
Year-to-date 2016	186	80	262	0	0	154	0	128	810
Year-to-date 2015	234	2	12	2	22	0	2	0	274
% Change	-20.5	**	**	-100.0	-100.0	n/a	-100.0	n/a	195.6
UNDER CONSTRUCTION									
April 2016	478	96	526	4	19	728	120	330	2,301
April 2015	551	72	447	6	144	402	146	396	2,164
% Change	-13.2	33.3	17.7	-33.3	-86.8	81.1	-17.8	-16.7	6.3
COMPLETIONS									
April 2016	39	0	4	0	4	14	0	73	134
April 2015	78	0	4	0	0	0	0	0	82
% Change	-50.0	n/a	0.0	n/a	n/a	n/a	n/a	n/a	63.4
Year-to-date 2016	304	2	117	0	10	22	14	91	560
Year-to-date 2015	352	30	183	0	88	138	38	0	829
% Change	-13.6	-93.3	-36.1	n/a	-88.6	-84.1	-63.2	n/a	-32.4
COMPLETED & NOT ABSORBED									
April 2016	127	3	149	0	18	3	n/a	n/a	300
April 2015	56	0	42	0	15	17	n/a	n/a	130
% Change	126.8	n/a	**	n/a	20.0	-82.4	n/a	n/a	130.8
ABSORBED									
April 2016	42	0	22	0	4	14	n/a	n/a	82
April 2015	73	0	4	2	0	0	n/a	n/a	79
% Change	-42.5	n/a	**	-100.0	n/a	n/a	n/a	n/a	3.8
Year-to-date 2016	286	0	105	1	28	22	n/a	n/a	442
Year-to-date 2015	359	31	155	2	78	124	n/a	n/a	749
% Change	-20.3	-100.0	-32.3	-50.0	-64.1	-82.3	n/a	n/a	-41.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Brantford CMA
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2016	30	0	7	0	0	0	0	0	37
April 2015	36	0	25	0	0	0	0	0	61
% Change	-16.7	n/a	-72.0	n/a	n/a	n/a	n/a	n/a	-39.3
Year-to-date 2016	84	2	7	0	0	0	0	0	93
Year-to-date 2015	94	0	25	1	12	0	0	0	132
% Change	-10.6	n/a	-72.0	-100.0	-100.0	n/a	n/a	n/a	-29.5
UNDER CONSTRUCTION									
April 2016	128	10	95	0	26	152	8	0	419
April 2015	170	2	25	4	37	0	0	60	298
% Change	-24.7	**	**	-100.0	-29.7	n/a	n/a	-100.0	40.6
COMPLETIONS									
April 2016	18	0	7	0	0	0	0	0	25
April 2015	14	0	0	1	0	0	0	0	15
% Change	28.6	n/a	n/a	-100.0	n/a	n/a	n/a	n/a	66.7
Year-to-date 2016	72	4	52	0	5	0	0	0	133
Year-to-date 2015	68	2	11	2	18	0	3	0	104
% Change	5.9	100.0	**	-100.0	-72.2	n/a	-100.0	n/a	27.9
COMPLETED & NOT ABSORBED									
April 2016	19	7	18	0	5	0	n/a	n/a	49
April 2015	14	2	1	1	7	0	n/a	n/a	25
% Change	35.7	**	**	-100.0	-28.6	n/a	n/a	n/a	96.0
ABSORBED									
April 2016	20	0	14	0	0	0	n/a	n/a	34
April 2015	19	0	0	1	4	0	n/a	n/a	24
% Change	5.3	n/a	n/a	-100.0	-100.0	n/a	n/a	n/a	41.7
Year-to-date 2016	88	3	43	0	10	0	n/a	n/a	144
Year-to-date 2015	81	0	10	2	21	0	n/a	n/a	114
% Change	8.6	n/a	**	-100.0	-52.4	n/a	n/a	n/a	26.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
April 2016	65	56	48	0	0	0	0	0	169
April 2015	99	0	0	0	0	0	0	0	99
Former Hamilton City									
April 2016	7	2	7	0	0	0	0	0	16
April 2015	10	0	0	0	0	0	0	0	10
Stoney Creek City									
April 2016	41	54	0	0	0	0	0	0	95
April 2015	53	0	0	0	0	0	0	0	53
Ancaster City									
April 2016	2	0	15	0	0	0	0	0	17
April 2015	11	0	0	0	0	0	0	0	11
Dundas Town									
April 2016	0	0	0	0	0	0	0	0	0
April 2015	1	0	0	0	0	0	0	0	1
Flamborough									
April 2016	1	0	0	0	0	0	0	0	1
April 2015	0	0	0	0	0	0	0	0	0
Glanbrook									
April 2016	14	0	26	0	0	0	0	0	40
April 2015	24	0	0	0	0	0	0	0	24
City of Burlington									
April 2016	5	0	0	0	0	0	0	0	5
April 2015	3	0	0	0	8	0	0	0	11
Grimsby									
April 2016	0	0	0	0	0	0	0	0	0
April 2015	1	0	0	0	0	0	0	0	1
Hamilton CMA									
April 2016	70	56	48	0	0	0	0	0	174
April 2015	103	0	0	0	8	0	0	0	111
Brant County									
April 2016	8	0	0	0	0	0	0	0	8
April 2015	2	0	10	0	0	0	0	0	12
Brantford City									
April 2016	22	0	7	0	0	0	0	0	29
April 2015	34	0	15	0	0	0	0	0	49
Brantford CMA									
April 2016	30	0	7	0	0	0	0	0	37
April 2015	36	0	25	0	0	0	0	0	61

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
April 2016	383	90	431	0	6	191	120	175	1,396
April 2015	415	68	353	0	95	245	146	122	1,444
Former Hamilton City									
April 2016	49	12	54	0	0	191	120	47	473
April 2015	77	40	9	0	0	181	132	122	561
Stoney Creek City									
April 2016	94	76	121	0	6	0	0	128	425
April 2015	159	24	146	0	50	64	14	0	457
Ancaster City									
April 2016	31	0	37	0	0	0	0	0	68
April 2015	49	0	17	0	0	0	0	0	66
Dundas Town									
April 2016	4	2	0	0	0	0	0	0	6
April 2015	1	0	0	0	0	0	0	0	1
Flamborough									
April 2016	29	0	21	0	0	0	0	0	50
April 2015	51	4	74	0	3	0	0	0	132
Glanbrook									
April 2016	176	0	198	0	0	0	0	0	374
April 2015	78	0	107	0	42	0	0	0	227
City of Burlington									
April 2016	70	4	12	4	13	537	0	155	795
April 2015	105	4	22	0	46	124	0	270	571
Grimsby									
April 2016	25	2	83	0	0	0	0	0	110
April 2015	31	0	72	6	3	33	0	4	149
Hamilton CMA									
April 2016	478	96	526	4	19	728	120	330	2,301
April 2015	551	72	447	6	144	402	146	396	2,164
Brant County									
April 2016	52	8	34	0	0	0	8	0	102
April 2015	25	2	10	4	4	0	0	0	45
Brantford City									
April 2016	76	2	61	0	26	152	0	0	317
April 2015	145	0	15	0	33	0	0	60	253
Brantford CMA									
April 2016	128	10	95	0	26	152	8	0	419
April 2015	170	2	25	4	37	0	0	60	298

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
April 2016	39	0	4	0	0	0	0	73	116
April 2015	46	0	0	0	0	0	0	0	46
Former Hamilton City									
April 2016	7	0	4	0	0	0	0	73	84
April 2015	11	0	0	0	0	0	0	0	11
Stoney Creek City									
April 2016	0	0	0	0	0	0	0	0	0
April 2015	15	0	0	0	0	0	0	0	15
Ancaster City									
April 2016	2	0	0	0	0	0	0	0	2
April 2015	6	0	0	0	0	0	0	0	6
Dundas Town									
April 2016	2	0	0	0	0	0	0	0	2
April 2015	1	0	0	0	0	0	0	0	1
Flamborough									
April 2016	0	0	0	0	0	0	0	0	0
April 2015	10	0	0	0	0	0	0	0	10
Glanbrook									
April 2016	28	0	0	0	0	0	0	0	28
April 2015	3	0	0	0	0	0	0	0	3
City of Burlington									
April 2016	0	0	0	0	4	14	0	0	18
April 2015	5	0	4	0	0	0	0	0	9
Grimsby									
April 2016	0	0	0	0	0	0	0	0	0
April 2015	27	0	0	0	0	0	0	0	27
Hamilton CMA									
April 2016	39	0	4	0	4	14	0	73	134
April 2015	78	0	4	0	0	0	0	0	82
Brant County									
April 2016	2	0	0	0	0	0	0	0	2
April 2015	3	0	0	1	0	0	0	0	4
Brantford City									
April 2016	16	0	7	0	0	0	0	0	23
April 2015	11	0	0	0	0	0	0	0	11
Brantford CMA									
April 2016	18	0	7	0	0	0	0	0	25
April 2015	14	0	0	1	0	0	0	0	15

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Hamilton									
April 2016	111	2	127	0	18	3	n/a	n/a	261
April 2015	42	0	28	0	15	17	n/a	n/a	102
Former Hamilton City									
April 2016	19	0	13	0	0	0	n/a	n/a	32
April 2015	6	0	0	0	4	12	n/a	n/a	22
Stoney Creek City									
April 2016	28	0	57	0	15	0	n/a	n/a	100
April 2015	8	0	12	0	0	0	n/a	n/a	20
Ancaster City									
April 2016	6	0	17	0	0	0	n/a	n/a	23
April 2015	9	0	12	0	0	2	n/a	n/a	23
Dundas Town									
April 2016	0	0	0	0	0	0	n/a	n/a	0
April 2015	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
April 2016	0	0	1	0	0	3	n/a	n/a	4
April 2015	1	0	0	0	0	3	n/a	n/a	4
Glanbrook									
April 2016	58	2	39	0	3	0	n/a	n/a	102
April 2015	18	0	4	0	11	0	n/a	n/a	33
City of Burlington									
April 2016	7	1	0	0	0	0	n/a	n/a	8
April 2015	9	0	3	0	0	0	n/a	n/a	12
Grimsby									
April 2016	9	0	22	0	0	0	n/a	n/a	31
April 2015	5	0	11	0	0	0	n/a	n/a	16
Hamilton CMA									
April 2016	127	3	149	0	18	3	n/a	n/a	300
April 2015	56	0	42	0	15	17	n/a	n/a	130
Brant County									
April 2016	7	5	0	0	1	0	n/a	n/a	13
April 2015	3	0	0	1	1	0	n/a	n/a	5
Brantford City									
April 2016	12	2	18	0	4	0	n/a	n/a	36
April 2015	11	2	1	0	6	0	n/a	n/a	20
Brantford CMA									
April 2016	19	7	18	0	5	0	n/a	n/a	49
April 2015	14	2	1	1	7	0	n/a	n/a	25

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
April 2016	41	0	22	0	0	0	n/a	n/a	63
April 2015	44	0	0	0	0	0	n/a	n/a	44
Former Hamilton City									
April 2016	10	0	15	0	0	0	n/a	n/a	25
April 2015	11	0	0	0	0	0	n/a	n/a	11
Stoney Creek City									
April 2016	1	0	0	0	0	0	n/a	n/a	1
April 2015	13	0	0	0	0	0	n/a	n/a	13
Ancaster City									
April 2016	4	0	0	0	0	0	n/a	n/a	4
April 2015	6	0	0	0	0	0	n/a	n/a	6
Dundas Town									
April 2016	2	0	0	0	0	0	n/a	n/a	2
April 2015	1	0	0	0	0	0	n/a	n/a	1
Flamborough									
April 2016	0	0	0	0	0	0	n/a	n/a	0
April 2015	10	0	0	0	0	0	n/a	n/a	10
Glanbrook									
April 2016	24	0	7	0	0	0	n/a	n/a	31
April 2015	3	0	0	0	0	0	n/a	n/a	3
City of Burlington									
April 2016	0	0	0	0	4	14	n/a	n/a	18
April 2015	4	0	4	0	0	0	n/a	n/a	8
Grimsby									
April 2016	1	0	0	0	0	0	n/a	n/a	1
April 2015	25	0	0	2	0	0	n/a	n/a	27
Hamilton CMA									
April 2016	42	0	22	0	4	14	n/a	n/a	82
April 2015	73	0	4	2	0	0	n/a	n/a	79
Brant County									
April 2016	4	0	0	0	0	0	n/a	n/a	4
April 2015	6	0	0	1	0	0	n/a	n/a	7
Brantford City									
April 2016	16	0	14	0	0	0	n/a	n/a	30
April 2015	13	0	0	0	4	0	n/a	n/a	17
Brantford CMA									
April 2016	20	0	14	0	0	0	n/a	n/a	34
April 2015	19	0	0	1	4	0	n/a	n/a	24

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Hamilton CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,116	22	514	6	44	350	2	0	2,054
% Change	-2.4	-80.0	-37.7	-40.0	-81.7	-7.4	n/a	-100.0	-27.5
2014	1,143	110	825	10	240	378	0	126	2,832
% Change	-0.6	12.2	91.9	11.1	-22.6	11.5	-100.0	-64.9	4.5
2013	1,150	98	430	9	310	339	14	359	2,709
% Change	-16.9	6.5	-30.4	80.0	-10.4	-10.8	-82.1	**	-8.8
2012	1,384	92	618	5	346	380	78	66	2,969
% Change	2.1	**	33.2	-64.3	64.0	47.3	n/a	-49.6	20.6
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Brantford CMA 2006 - 2015									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	264	16	184	1	19	152	0	153	789
% Change	0.4	**	**	-93.3	-63.5	n/a	-100.0	155.0	89.7
2014	263	2	16	15	52	0	8	60	416
% Change	0.8	-80.0	-80.7	n/a	23.8	n/a	n/a	n/a	5.1
2013	261	10	83	0	42	0	0	0	396
% Change	-8.7	-16.7	23.9	n/a	27.3	n/a	-100.0	n/a	-1.5
2012	286	12	67	0	33	0	4	0	402
% Change	23.8	200.0	59.5	n/a	-59.3	n/a	-55.6	-100.0	-6.1
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	% Change
Hamilton CMA	70	103	56	0	48	8	0	0	174	111	56.8
City of Hamilton	65	99	56	0	48	0	0	0	169	99	70.7
Former Hamilton City	7	10	2	0	7	0	0	0	16	10	60.0
Stoney Creek City	41	53	54	0	0	0	0	0	95	53	79.2
Ancaster City	2	11	0	0	15	0	0	0	17	11	54.5
Dundas Town	0	1	0	0	0	0	0	0	0	1	-100.0
Flamborough	1	0	0	0	0	0	0	0	1	0	n/a
Glanbrook	14	24	0	0	26	0	0	0	40	24	66.7
City of Burlington	5	3	0	0	0	8	0	0	5	11	-54.5
Grimsby	0	1	0	0	0	0	0	0	0	1	-100.0
Brantford CMA	30	36	0	0	7	25	0	0	37	61	-39.3
Brant County	8	2	0	0	0	10	0	0	8	12	-33.3
Brantford City	22	34	0	0	7	15	0	0	29	49	-40.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Hamilton CMA	186	236	80	4	262	34	282	0	810	274	195.6
City of Hamilton	171	209	80	4	262	26	128	0	641	239	168.2
Former Hamilton City	20	48	4	2	40	0	0	0	64	50	28.0
Stoney Creek City	71	89	76	2	73	26	128	0	348	117	197.4
Ancaster City	14	19	0	0	15	0	0	0	29	19	52.6
Dundas Town	1	1	0	0	0	0	0	0	1	1	0.0
Flamborough	24	9	0	0	7	0	0	0	31	9	**
Glanbrook	41	43	0	0	127	0	0	0	168	43	**
City of Burlington	12	21	0	0	0	8	154	0	166	29	**
Grimsby	3	6	0	0	0	0	0	0	3	6	-50.0
Brantford CMA	84	95	2	0	7	37	0	0	93	132	-29.5
Brant County	32	7	0	0	0	10	0	0	32	17	88.2
Brantford City	52	88	2	0	7	27	0	0	61	115	-47.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Hamilton CMA	48	8	0	0	0	0	0	0
City of Hamilton	48	0	0	0	0	0	0	0
Former Hamilton City	7	0	0	0	0	0	0	0
Stoney Creek City	0	0	0	0	0	0	0	0
Ancaster City	15	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	26	0	0	0	0	0	0	0
City of Burlington	0	8	0	0	0	0	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	7	25	0	0	0	0	0	0
Brant County	0	10	0	0	0	0	0	0
Brantford City	7	15	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Hamilton CMA	262	34	0	0	154	0	128	0
City of Hamilton	262	26	0	0	0	0	128	0
Former Hamilton City	40	0	0	0	0	0	0	0
Stoney Creek City	73	26	0	0	0	0	128	0
Ancaster City	15	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	7	0	0	0	0	0	0	0
Glanbrook	127	0	0	0	0	0	0	0
City of Burlington	0	8	0	0	154	0	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	7	37	0	0	0	0	0	0
Brant County	0	10	0	0	0	0	0	0
Brantford City	7	27	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market April 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Hamilton CMA	174	103	0	8	0	0	174	111
City of Hamilton	169	99	0	0	0	0	169	99
Former Hamilton City	16	10	0	0	0	0	16	10
Stoney Creek City	95	53	0	0	0	0	95	53
Ancaster City	17	11	0	0	0	0	17	11
Dundas Town	0	1	0	0	0	0	0	1
Flamborough	1	0	0	0	0	0	1	0
Glanbrook	40	24	0	0	0	0	40	24
City of Burlington	5	3	0	8	0	0	5	11
Grimsby	0	1	0	0	0	0	0	1
Brantford CMA	37	61	0	0	0	0	37	61
Brant County	8	12	0	0	0	0	8	12
Brantford City	29	49	0	0	0	0	29	49

Table 2.5: Starts by Submarket and by Intended Market January - April 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Hamilton CMA	528	248	154	24	128	2	810	274
City of Hamilton	513	223	0	14	128	2	641	239
Former Hamilton City	64	48	0	0	0	2	64	50
Stoney Creek City	220	103	0	14	128	0	348	117
Ancaster City	29	19	0	0	0	0	29	19
Dundas Town	1	1	0	0	0	0	1	1
Flamborough	31	9	0	0	0	0	31	9
Glanbrook	168	43	0	0	0	0	168	43
City of Burlington	12	21	154	8	0	0	166	29
Grimsby	3	4	0	2	0	0	3	6
Brantford CMA	93	119	0	13	0	0	93	132
Brant County	32	16	0	1	0	0	32	17
Brantford City	61	103	0	12	0	0	61	115

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	% Change
Hamilton CMA	39	78	0	0	8	4	87	0	134	82	63.4
City of Hamilton	39	46	0	0	4	0	73	0	116	46	152.2
Former Hamilton City	7	11	0	0	4	0	73	0	84	11	**
Stoney Creek City	0	15	0	0	0	0	0	0	0	15	-100.0
Ancaster City	2	6	0	0	0	0	0	0	2	6	-66.7
Dundas Town	2	1	0	0	0	0	0	0	2	1	100.0
Flamborough	0	10	0	0	0	0	0	0	0	10	-100.0
Glanbrook	28	3	0	0	0	0	0	0	28	3	**
City of Burlington	0	5	0	0	4	4	14	0	18	9	100.0
Grimsby	0	27	0	0	0	0	0	0	0	27	-100.0
Brantford CMA	18	15	0	0	7	0	0	0	25	15	66.7
Brant County	2	4	0	0	0	0	0	0	2	4	-50.0
Brantford City	16	11	0	0	7	0	0	0	23	11	109.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Hamilton CMA	304	352	2	32	141	307	113	138	560	829	-32.4
City of Hamilton	281	283	2	32	131	180	91	138	505	633	-20.2
Former Hamilton City	51	67	0	16	21	57	91	99	163	239	-31.8
Stoney Creek City	42	93	0	16	39	61	0	0	81	170	-52.4
Ancaster City	29	41	0	0	18	25	0	39	47	105	-55.2
Dundas Town	2	3	0	0	0	0	0	0	2	3	-33.3
Flamborough	8	40	0	0	7	11	0	0	15	51	-70.6
Glanbrook	149	39	2	0	46	26	0	0	197	65	**
City of Burlington	12	24	0	0	10	46	22	0	44	70	-37.1
Grimsby	11	45	0	0	0	81	0	0	11	126	-91.3
Brantford CMA	72	70	4	2	57	32	0	0	133	104	27.9
Brant County	26	34	4	0	7	0	0	0	37	34	8.8
Brantford City	46	36	0	2	50	32	0	0	96	70	37.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Hamilton CMA	8	4	0	0	14	0	73	0
City of Hamilton	4	0	0	0	0	0	73	0
Former Hamilton City	4	0	0	0	0	0	73	0
Stoney Creek City	0	0	0	0	0	0	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	0	0	0	0	0	0	0	0
City of Burlington	4	4	0	0	14	0	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	7	0	0	0	0	0	0	0
Brant County	0	0	0	0	0	0	0	0
Brantford City	7	0	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Hamilton CMA	127	271	14	36	22	138	91	0
City of Hamilton	117	144	14	36	0	138	91	0
Former Hamilton City	21	21	0	36	0	99	91	0
Stoney Creek City	25	61	14	0	0	0	0	0
Ancaster City	18	25	0	0	0	39	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	7	11	0	0	0	0	0	0
Glanbrook	46	26	0	0	0	0	0	0
City of Burlington	10	46	0	0	22	0	0	0
Grimsby	0	81	0	0	0	0	0	0
Brantford CMA	57	29	0	3	0	0	0	0
Brant County	7	0	0	0	0	0	0	0
Brantford City	50	29	0	3	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2016

Submarket	Freehold		Condominium		Rental		Total*	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Hamilton CMA	43	82	18	0	73	0	134	82
City of Hamilton	43	46	0	0	73	0	116	46
Former Hamilton City	11	11	0	0	73	0	84	11
Stoney Creek City	0	15	0	0	0	0	0	15
Ancaster City	2	6	0	0	0	0	2	6
Dundas Town	2	1	0	0	0	0	2	1
Flamborough	0	10	0	0	0	0	0	10
Glanbrook	28	3	0	0	0	0	28	3
City of Burlington	0	9	18	0	0	0	18	9
Grimsby	0	27	0	0	0	0	0	27
Brantford CMA	25	14	0	1	0	0	25	15
Brant County	2	3	0	1	0	0	2	4
Brantford City	23	11	0	0	0	0	23	11

Table 3.5: Completions by Submarket and by Intended Market
January - April 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Hamilton CMA	423	565	32	226	105	38	560	829
City of Hamilton	400	411	0	184	105	38	505	633
Former Hamilton City	72	88	0	113	91	38	163	239
Stoney Creek City	67	152	0	18	14	0	81	170
Ancaster City	47	66	0	39	0	0	47	105
Dundas Town	2	3	0	0	0	0	2	3
Flamborough	15	51	0	0	0	0	15	51
Glanbrook	197	51	0	14	0	0	197	65
City of Burlington	12	44	32	26	0	0	44	70
Grimsby	11	110	0	16	0	0	11	126
Brantford CMA	128	81	5	20	0	3	133	104
Brant County	37	32	0	2	0	0	37	34
Brantford City	91	49	5	18	0	3	96	70

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
April 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
April 2016	8	19.5	7	17.1	10	24.4	10	24.4	6	14.6	41	-	-
April 2015	6	13.6	8	18.2	2	4.5	14	31.8	14	31.8	44	470,000	501,381
Year-to-date 2016	53	20.0	38	14.3	54	20.4	49	18.5	71	26.8	265	-	468,894
Year-to-date 2015	29	10.2	51	18.0	17	6.0	67	23.6	120	42.3	284	490,000	508,384
Former Hamilton City													
April 2016	2	20.0	0	0.0	3	30.0	2	20.0	3	30.0	10	-	-
April 2015	1	9.1	2	18.2	0	0.0	8	72.7	0	0.0	11	-	-
Year-to-date 2016	9	18.4	3	6.1	8	16.3	18	36.7	11	22.4	49	-	449,229
Year-to-date 2015	4	6.3	8	12.7	6	9.5	33	52.4	12	19.0	63	-	-
Stoney Creek City													
April 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
April 2015	2	15.4	2	15.4	1	7.7	2	15.4	6	46.2	13	-	-
Year-to-date 2016	2	5.0	2	5.0	8	20.0	5	12.5	23	57.5	40	-	520,429
Year-to-date 2015	6	6.6	13	14.3	5	5.5	13	14.3	54	59.3	91	-	529,031
Ancaster City													
April 2016	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	4	-	-
April 2015	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	-	-
Year-to-date 2016	2	5.9	2	5.9	7	20.6	4	11.8	19	55.9	34	-	535,299
Year-to-date 2015	3	6.5	0	0.0	1	2.2	10	21.7	32	69.6	46	555,000	655,583
Dundas Town													
April 2016	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
April 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Flamborough													
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2015	3	30.0	3	30.0	0	0.0	2	20.0	2	20.0	10	-	332,467
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	-	-
Year-to-date 2015	10	23.3	19	44.2	1	2.3	3	7.0	10	23.3	43	-	343,772
Glanbrook													
April 2016	6	25.0	6	25.0	4	16.7	7	29.2	1	4.2	24	-	-
April 2015	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	-	-
Year-to-date 2016	40	30.5	30	22.9	30	22.9	22	16.8	9	6.9	131	-	402,141
Year-to-date 2015	6	15.8	11	28.9	4	10.5	7	18.4	10	26.3	38	-	416,507
City of Burlington													
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2015	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	1,350,000
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	22	100.0	22	-	1,508,499
Grimsby													
April 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
April 2015	1	3.7	6	22.2	9	33.3	4	14.8	7	25.9	27	-	474,196
Year-to-date 2016	1	11.1	3	33.3	2	22.2	1	11.1	2	22.2	9	-	-
Year-to-date 2015	8	15.1	12	22.6	17	32.1	8	15.1	8	15.1	53	-	432,402

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range April 2016													
Submarket	**Price Ranges**										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
April 2016	8	19.0	7	16.7	10	23.8	10	23.8	7	16.7	42	435,000	443,795
April 2015	7	9.3	14	18.7	11	14.7	18	24.0	25	33.3	75	470,000	536,854
Year-to-date 2016	54	18.8	41	14.3	56	19.5	50	17.4	86	30.0	287	450,000	508,976
Year-to-date 2015	37	10.3	63	17.5	34	9.5	75	20.9	150	41.8	359	480,000	557,078

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
April 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
April 2016	0	0.0	1	25.0	0	0.0	2	50.0	1	25.0	4	-	456,225
April 2015	1	14.3	1	14.3	2	28.6	2	28.6	1	14.3	7	-	434,714
Year-to-date 2016	3	10.0	9	30.0	4	13.3	3	10.0	11	36.7	30	-	484,593
Year-to-date 2015	6	14.6	6	14.6	7	17.1	4	9.8	18	43.9	41	502,500	479,019
Brantford City													
April 2016	2	12.5	8	50.0	2	12.5	2	12.5	2	12.5	16	-	404,688
April 2015	4	30.8	2	15.4	2	15.4	4	30.8	1	7.7	13	-	393,557
Year-to-date 2016	16	27.6	21	36.2	9	15.5	6	10.3	6	10.3	58	-	383,017
Year-to-date 2015	16	40.0	8	20.0	6	15.0	8	20.0	2	5.0	40	350,000	375,375
Brantford CMA													
April 2016	2	10.0	9	45.0	2	10.0	4	20.0	3	15.0	20	397,500	414,995
April 2015	5	25.0	3	15.0	4	20.0	6	30.0	2	10.0	20	427,500	407,962
Year-to-date 2016	19	21.6	30	34.1	13	14.8	9	10.2	17	19.3	88	392,500	417,645
Year-to-date 2015	22	27.2	14	17.3	13	16.0	12	14.8	20	24.7	81	420,000	431,435

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
April 2016

Submarket	April 2016	April 2015	% Change	YTD 2016	YTD 2015	% Change
Hamilton CMA	443,795	536,854	-17.3	508,976	557,078	-8.6
City of Hamilton	-	501,381	n/a	468,894	508,384	-7.8
Former Hamilton City	-	-	n/a	449,229	-	n/a
Stoney Creek City	-	-	n/a	520,429	529,031	-1.6
Ancaster City	-	-	n/a	535,299	655,583	-18.3
Dundas Town	-	-	n/a	-	-	n/a
Flamborough	-	332,467	n/a	-	343,772	n/a
Glanbrook	-	-	n/a	402,141	416,507	-3.4
City of Burlington	-	1,350,000	n/a	-	1,508,499	n/a
Grimsby	-	474,196	n/a	-	432,402	n/a
Brantford CMA	414,995	407,962	1.7	417,645	431,435	-3.2
Brant County	456,225	434,714	4.9	484,593	479,019	1.2
Brantford City	404,688	393,557	2.8	383,017	375,375	2.0

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton April 2016										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	685	-7.7	1,130	1,328	1,642	68.8	417,700	8.1	426,329
	February	1,041	12.9	1,259	1,339	1,657	76.0	437,386	9.8	430,151
	March	1,342	10.5	1,230	2,009	1,752	70.2	443,706	8.1	430,496
	April	1,642	15.1	1,321	2,225	1,743	75.8	448,007	8.0	434,739
	May	1,752	9.2	1,400	2,433	1,811	77.3	447,019	10.1	434,517
	June	1,985	30.2	1,487	2,340	1,787	83.2	449,945	10.0	439,415
	July	1,564	4.5	1,354	1,835	1,743	77.7	434,730	5.3	433,370
	August	1,251	7.5	1,328	1,687	1,817	73.1	464,101	16.6	470,870
	September	1,319	7.5	1,341	1,949	1,706	78.6	449,233	9.1	447,218
	October	1,363	12.8	1,437	1,678	1,738	82.7	436,562	3.8	440,792
	November	1,211	15.2	1,361	1,239	1,675	81.3	431,566	8.3	443,496
	December	752	1.3	1,260	594	1,586	79.4	424,444	9.4	453,008
2016	January	735	7.3	1,267	1,111	1,470	86.2	451,130	8.0	458,654
	February	1,082	3.9	1,263	1,405	1,596	79.1	456,083	4.3	451,080
	March	1,422	6.0	1,293	1,697	1,485	87.1	486,008	9.5	463,978
	April	1,563	-4.8	1,281	1,929	1,548	82.8	514,746	14.9	505,347
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	3,068	6.6		4,676			435,755	8.8	
	Q1 2016	3,239	5.6		4,213			468,097	7.4	
	YTD 2015	4,710	9.4		6,901			440,027	8.6	
	YTD 2016	4,802	2.0		6,142			483,281	9.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford April 2016										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	113	16.5	177	186	229	77.3	263,357	7.1	263,357
	February	151	37.3	176	191	242	72.7	285,191	11.9	285,191
	March	200	24.2	186	342	305	61.0	266,681	-3.4	266,681
	April	272	61.9	238	304	245	97.1	301,925	8.9	301,925
	May	232	6.4	200	294	236	84.7	303,422	9.5	303,422
	June	249	2.0	189	308	246	76.8	312,515	23.0	312,515
	July	244	-1.2	199	306	255	78.0	295,585	3.2	295,585
	August	225	16.6	219	274	272	80.5	299,185	13.2	299,185
	September	186	-2.1	186	271	245	75.9	280,629	6.9	280,629
	October	201	12.9	209	221	242	86.4	292,202	-2.3	292,202
	November	186	14.8	198	225	265	74.7	307,355	15.0	307,355
	December	125	16.8	208	101	243	85.6	276,982	4.3	276,982
2016	January	138	22.1	224	206	263	85.2	316,455	20.2	316,455
	February	178	17.9	196	201	247	79.4	300,393	5.3	300,393
	March	203	1.5	198	269	240	82.5	305,877	14.7	305,877
	April	258	-5.1	223	271	226	98.7	330,060	9.3	330,060
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	464	26.1		719			271,895	3.9	
	Q1 2016	519	11.9		676			306,809	12.8	
	YTD 2015	736	37.3		1,023			282,992	6.2	
	YTD 2016	777	5.6		947			314,529	11.1	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
April 2016

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	113.5	125.3	379.5	5.6	62.9	914
	February	567	2.89	4.74	113.4	126.2	378.5	5.4	62.6	917
	March	567	2.89	4.74	113.6	127.1	379.1	5.4	62.6	919
	April	561	2.89	4.64	113.6	126.9	381.1	5.1	62.7	923
	May	561	2.89	4.64	114.0	127.7	385.9	5.0	63.3	928
	June	561	2.89	4.64	114.4	128.2	387.8	5.3	63.8	928
	July	561	2.89	4.64	115.1	128.4	392.2	5.4	64.5	941
	August	561	2.89	4.64	116.0	128.0	392.1	5.2	64.4	945
	September	561	2.89	4.64	116.1	127.8	391.3	5.3	64.2	956
	October	561	2.89	4.64	116.5	127.9	385.7	5.6	63.4	947
	November	561	3.14	4.64	116.6	127.9	386.4	6.0	63.8	951
	December	561	3.14	4.64	116.6	127.5	385.4	5.9	63.5	953
2016	January	561	3.14	4.64	116.7	127.8	383.8	6.4	63.5	971
	February	561	3.14	4.64	117.3	128.2	383.4	6.1	63.1	986
	March	561	3.14	4.64	117.3	129.0	384.1	5.9	63.1	985
	April	561	3.14	4.64		129.6	387.8	5.4	63.3	977
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
April 2016

		Interest Rates			NHPI, Total, Ontario CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	119.7	125.3	70.8	6.0	67.6	858
	February	567	2.89	4.74	120.1	126.2	72.4	5.5	68.8	856
	March	567	2.89	4.74	120.3	127.1	73.5	5.4	69.6	854
	April	561	2.89	4.64	120.6	126.9	72.6	5.2	68.7	861
	May	561	2.89	4.64	121.0	127.7	70.0	5.8	66.6	863
	June	561	2.89	4.64	121.5	128.2	68.0	6.1	64.8	863
	July	561	2.89	4.64	121.9	128.4	67.4	7.0	64.8	866
	August	561	2.89	4.64	122.5	128.0	67.7	7.0	65.1	858
	September	561	2.89	4.64	122.7	127.8	67.8	6.4	64.6	867
	October	561	2.89	4.64	123.1	127.9	68.0	5.3	64.0	867
	November	561	3.14	4.64	123.4	127.9	67.5	5.3	63.5	876
	December	561	3.14	4.64	123.5	127.5	68.5	4.9	64.2	875
2016	January	561	3.14	4.64	123.7	127.8	68.3	5.8	64.6	874
	February	561	3.14	4.64	124.2	128.2	68.7	5.8	64.9	873
	March	561	3.14	4.64	124.5	129.0	68.3	6.9	65.2	867
	April	561	3.14	4.64		129.6	68.4	7.2	65.5	869
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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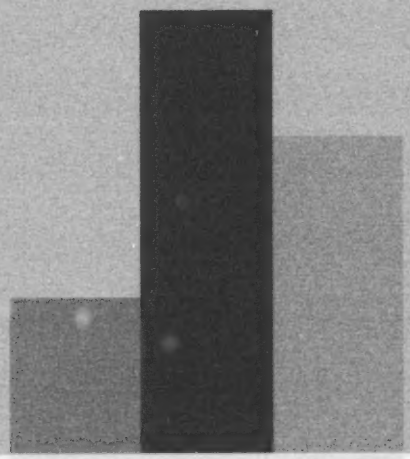

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